



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

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NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

DATE: June 9, 2014

TO: Applicant, Adjoining Property Owners, and SEPA Reviewing Agencies

FROM: Steve Osguthorpe, AICP Community Development Director & Planning Manager

SUBJECT: Environmental Review and construction of a 37,000 sq. ft. vocational school facility, and a future 13,500 sq. ft. building associated with Perry Technical Institute—CL3 #003-14 and SEPA #016-14

NOTICE OF APPLICATION

The City of Yakima Department of Community Development has received a Type 3, and State Environmental Policy Act Checklist (SEPA) applications from Mike Boyle, BOR Architecture, PLLC (applicant), on behalf of Perry Technical Institute (property owner). The applicant has requested zoning and environmental review and approval for the proposed construction of a 37,000 sq. ft. vocational school facility, and a possible future 13,500 sq. ft. building. The subject property is located at 2011 West Washington Avenue, Yakima, WA and is zoned Light Industrial (M-1).

NOTICE OF ENVIRONMENTAL REVIEW

This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) under WAC § 197-11-926 for the review of this project.

The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Non-Significance (DNS) for this project. The Optional DNS process in WAC § 197-11-355 is being used. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. This may be your only opportunity to comment. All written comments received by **June 30, 2014**, will be considered prior to issuing the final SEPA determination on this application.

Please reference the applicant's name or file number(s) in your correspondence:



Perry Technical Institute—CL3 #003-14, SEPA #016-14.

Required Permits: Building Permit, Dust Control Permit, Stormwater, and Site Plan

Required Studies: Traffic Impact Study for the vicinity of S.16th Ave and Perry Street

Existing Environmental Documents: None

Development Regulations For Project Mitigation and Consistency Include: the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12, Development Standards, and the Yakima Urban Area Comprehensive Plan.

PUBLIC HEARING

Following environmental review of this application, a public hearing will be scheduled before the Yakima Hearing Examiner. Further notification will be provided indicating the date of the public hearing.

The file containing the complete application for this proposal is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington. If you have any questions on this proposal please call Valerie Smith, Senior Planner at (509) 575-6042 or email at: valerie.smith@yakimawa.gov.

Enclosed: Narratives, Site Plans, and Mailing Map



Supplemental Application For:

TYPE (3) REVIEW

YAKIMA URBAN AREA ZONING ORDINANCE, YMC CHAPTER 15.15

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PART II - LAND USE DESIGNATION

1. PROPOSED LAND USE TYPE: (As listed on YMC § 15.04.030 Table 4-1 Permitted Uses)
Vocational School

PART III - ATTACHMENTS INFORMATION

2. SITE PLAN REQUIRED: (Please use the City of Yakima Site Plan Checklist, attached)
3. TRAFFIC CONCURRENCY: (if required, see YMC Ch. 12.08, Traffic Capacity Test)
4. ENVIRONMENTAL CHECKLIST: (if required by the Washington State Environmental Policy Act)

PART IV - WRITTEN NARRATIVE: Please submit a written response to the following questions. Use a separate sheet of paper, if necessary.

A. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business. This project consists of an approximate 37,000 sq. ft., two story, vocational school facility. Should the program grow larger, the building could expand at the north end of the current configuration with two stories a total of approximately 13,500 square feet. Hours of operation are generally 7:00am-5:00pm Monday through Thursday. This is an expansion of the facilities currently provided by Perry Technical Institute as the current instrumentation program has grown beyond the capacity of the existing building.

B. How is the proposal compatible to neighboring properties?
Vocational schools are a compatible use in a Light Industrial Zone such as M-1. The new learning facility will have similar fenestration and form as existing vocational facilities on adjacent properties. Use will coincide with the vocational learning facilities on adjacent properties.

C. What mitigation measures are proposed to promote compatibility?
As this use is adjacent to similar existing uses it is believed that mitigation will be unnecessary for this project.

D. How is your proposal consistent with current zoning of your property?
Vocational schools are a compatible use in the light industrial district and do not produce nuisance levels of noise, light, odor or fumes as required from uses within the M-1 District.

E. How is your proposal consistent with uses and zoning of neighboring properties?
The proposed building is surrounded by a bus parking lot, overflow parking for Perry Tech, professional office buildings (one of which is mostly occupied by one of Perry Tech's programs), a convenience store, the airport, and Perry Tech's main campus. Most of the surrounding property is currently being used in a similar manner to this proposed building so it would not deviate from activities currently taking place. The airport has reviewed the plans for this project for compatibility with their activities.

F. How is your proposal in the best interest of the community?
This new project would expand the learning facilities of the vocational school and provide additional opportunities for community members and students from around the region to learn a trade thus supporting economic growth.

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division –
129 N. 2nd St., Yakima, WA or 509-575-6183



ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), RCW Ch. 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND INFORMATION (To be completed by the applicant.)

1. Name Of Proposed Project (If Applicable): Plath Hall – New Instrumentation Building
2. Applicant's Name & Phone: Perry Technical Institute / (509) 453-0374
3. Applicant's Address: Perry Technical Institute, 2011 W. Washington Ave. Yakima , WA 98903
4. Contact Person & Phone: Sheri Brockway or Mike Boyle / (509) 454-3299
5. Agency Requesting Checklist: City of Yakima
6. Date The Checklist Was Prepared: 4/23/2014
7. Proposed Timing Or Schedule (Including Phasing, If Applicable): Construction to begin in the Fall of 2014 and Owner occupancy by August 2015
8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain: Should the program grow larger, the building could expand at the north end of the current configuration with two stories a total of approximately 13,500 square feet.

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9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:
None.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:
None pending

11. List any government approvals or permits that will be needed for your proposal, if known:

City of Yakima Type 3 Review
City of Yakima Environmental Checklist - SEPA
City of Yakima Building Permit
Approval for the FAA 7460 Submittal

12. Give a brief, but complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.):

A new 37,000+/- square foot, two story building to provide vocational training labs and classrooms for students of the instrumentation program at Perry Technical Institute. The project parcel is approximately 13.25 acres. Students are typically at the facility between 7:00am and 5:00pm Monday through Thursday.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.:

The property is located on the north side of West Washington Avenue to the West of South 16th Avenue and to the Northeast of their existing campus in Yakima, Washington
Section 35 Township 13 Range 18 Quarter NE: SP 8582: Lot 4 ALSO PT S1/2 SE1/4 NE1/4 LY
NE'LY WIDE HOLLOW CR EX W 195 FT & EX S 240 FT OF E 240 FT & EX S 30 FT R/W & EX E
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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
1. Earth	
a. General description of the site (✓ one):	
<input checked="" type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
b. What is the steepest slope on the site (approximate percent slope)? 1% +/- across the majority of the site with 4% +/- slopes at the Northwest corner of the parcel.	
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. Fine soils.	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None.	
e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. To create the building pad and back fill foundations. We anticipate balancing the site.	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No.	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 10% current project; 11% including future expansion	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Standard erosion control practices (silt fence and storm drain protection, etc.) during construction and constructed storm water retention will comply with Erosion Control Best Management Practices for Construction per the Department of Ecology Storm Water Management Manual for Eastern Washington and Yakima County Regional Storm Water Manual.	
2. Air	
a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. Some dust and exhaust from construction activities and vehicles. After Construction the only emissions will be from minimal vehicle traffic.	
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Not known.	
c. Proposed measures to reduce or control emissions or other impacts to air, if any: None.	
3. Water	
a. Surface:	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments	
<p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>Wide Hollow Creek runs diagonally from northwest to southeast along the southwest corner of the property. It flows into the Yakima River.</p>	<p>RECEIVED MAY 02 2014 CITY OF YAKIMA COMMUNITY DEVELOPMENT</p>	
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>The project is within 200 feet of the Creek, but it is not expected that any disturbance of the creek will be required.</p>		
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>None.</p>		
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>None.</p>		
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. The location of the building and the associated site work is not within the plain; however, the project parcel does fall within the flood plain.</p>		
<p>6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>None.</p>		
<p>b. Ground:</p>		
<p>1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.</p> <p>No.</p>		
<p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>None.</p>		
<p>c. Water Runoff (including stormwater):</p>		
<p>1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Surface runoff will be created by rain, snow melt and irrigation. Runoff from hard surface areas and roofs shall be disposed of on-site per the requirements of the Eastern Washington Storm Water Management Manual.</p>		
<p>2. Could waste materials enter ground or surface waters? If so, generally describe. It is not anticipated that this project will cause waste materials to enter ground or surface waters. Storm water from parking areas will be treated and disposed of in accordance with the Eastern Washington Storm Water Management Manual.</p>		

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>3. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: Drainage installations will be suitably designed to provide the required storage and infiltration capacities to retain all runoff on site.</p>	
<p>4. Plants:</p>	
<p>a. Check (✓) types of vegetation found on the site:</p>	
<p>Deciduous Tree: <input type="checkbox"/> Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input checked="" type="checkbox"/> Other</p>	
<p>Evergreen Green: <input type="checkbox"/> Fir <input type="checkbox"/> Cedar <input type="checkbox"/> Pine <input type="checkbox"/> Other</p>	
<p><input checked="" type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input type="checkbox"/> Pasture Crop Or Grain <input type="checkbox"/> Other</p>	
<p>Wet Soil Plants: <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/> Skunk Cabbage <input type="checkbox"/> Other</p>	
<p>Water Plants: <input type="checkbox"/> Milfoil <input type="checkbox"/> Eelgrass <input type="checkbox"/> Water Lily <input type="checkbox"/> Other</p>	
<p>Other Types Of Vegetation:</p>	
<p>b. What kind and amount of vegetation will be removed or altered? Existing grass and surface weeds will be removed.</p>	
<p>c. List threatened or endangered species known to be on or near the site. No known populations exist on/near site.</p>	
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: The landscaping will include irrigated lawn and planter areas with perennial drought tolerant shrubs and ornamental and shade trees.</p>	
<p>5. Animals:</p>	
<p>a. Check (✓) any birds and animals which have been observed on or near the site or are known to be on or near the site:</p>	
<p>Birds: <input type="checkbox"/> Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input checked="" type="checkbox"/> Songbirds <input type="checkbox"/> Other</p>	
<p>Mammals: <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/> Other</p>	
<p>Fish: <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other</p>	
<p>b. List any threatened or endangered species known to be on or near the site. None.</p>	
<p>c. Is the site part of a migration route? If so, explain. No.</p>	
<p>d. Proposed measures to preserve or enhance wildlife, if any: Not Applicable</p>	
<p>6. Energy and Natural Resources</p>	
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electric and natural gas will be used for heating/cooling and ventilation. Selective equipment will be incorporated to utilize solar panels installed on roof.</p>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No impact.</p>	
<p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: The proposed building will meet or exceed the requirements of the Washington State Energy Code and be certified LEED Silver per LEED 2009. Tinted clerestory and normal windows with sunshades will reduce lighting energy needs in all areas of the building. A photovoltaic panel array may be installed on the west wing roof of the new building if the Owner's grant application is successful.</p>	
<p>7. Environmental Health</p>	

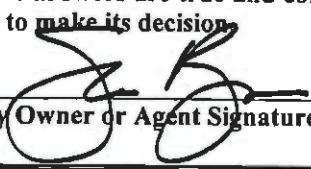
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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. None.</p>	<p>RECEIVED MAY 02 2014 CITY OF YAKIMA COMMUNITY DEVELOPMENT</p>
<p>1. Describe special emergency services that might be required. None.</p>	
<p>2. Proposed measures to reduce or control environmental health hazards, if any: None.</p>	
<p>b. Noise</p>	
<p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)? Traffic noise and air traffic.</p>	
<p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Short-term: Construction and traffic – 7 am to 6 pm. Long-term: Traffic noise – Primarily between 7 am to 5 pm.</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any: None.</p>	
<p>8. Land and Shoreline Use</p>	
<p>a. What is the current use of the site and adjacent properties? Current use of the site is soccer fields. Adjacent properties include a bus parking lot, professional services building, a convenience store, vocational school, and a parking lot for the school.</p>	
<p>b. Has the site been used for agriculture? If so, describe. The site was previously used as hay fields prior to athletic field development.</p>	
<p>c. Describe any structures on the site. None.</p>	
<p>d. Will any structures be demolished? If so, what? N/A</p>	
<p>e. What is the current zoning classification of the site? M-1</p>	
<p>f. What is the current comprehensive plan designation of the site? Industrial</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site? As Wide Hollow Creek does not fall within the City of Yakima SMP, this site does not have a designation.</p>	
<p>h. Has any part of the site been classified as an "environmentally sensitive" area? If so specify. Not to our knowledge.</p>	
<p>i. Approximately how many people would reside or work in the completed project? Staff: 8-10. Students: 180 +/-</p>	
<p>j. Approximately how many people would the completed project displace? None.</p>	
<p>k. Proposed measures to avoid or reduce displacement impacts, if any. None.</p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: As most adjacent property is owned by Perry Technical Institute with plans to expand the campus in the future, this use will be compatible with existing and projected uses and plans.</p>	<p>RECEIVED MAY 02 2014 CITY OF YAKIMA COMMUNITY DEVELOPMENT</p>
<p>9. Housing</p>	
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Not Applicable.</p>	
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. Not Applicable.</p>	
<p>c. Proposed measures to reduce or control housing impacts, if any: Not Applicable.</p>	
<p>10. Aesthetics</p>	
<p>a. What is the tallest height of any proposed structures, not including antennas; what are the principal exterior building materials proposed? Height: 38'-0" +/- Materials: Brick and stucco.</p>	
<p>b. What views in the immediate vicinity would be altered or obstructed? None.</p>	
<p>c. Proposed measures to reduce or control aesthetic impacts, if any: The building materials for this new structure are similar to existing campus buildings.</p>	
<p>11. Light and Glare</p>	
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Building and safety lighting. Evening hours.</p>	
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views? No.</p>	
<p>c. What existing off-site sources of light or glare may affect your proposal? Yard lights from the bus parking facility and parking lot lights from adjacent parking lot.</p>	
<p>d. Proposed measures to reduce or control light and glare impacts, if any: All exterior light fixtures will focus on the property and light pollution will be controlled.</p>	
<p>12. Recreation</p>	
<p>a. What designated and informal recreational opportunities are in the immediate vicinity? Soccer fields immediately adjacent to the proposed project.</p>	
<p>b. Would the proposed project displace any existing recreational uses? If so, describe. Yes, one of the current soccer fields would be displaced, leaving approximately (4) fields remaining for use.</p>	
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None.</p>	
<p>13. Historic and Cultural Preservation</p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. None.</p>	
<p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural important known to be on or next to the site. Not Applicable.</p>	
<p>c. Proposed measures to reduce or control impacts, if any: Not Applicable.</p>	
<p>14. Transportation</p>	
<p>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. W. Washington Ave and S. 16th Ave. Access through existing curb cut for Perry Tech parking lot to the west and overflow parking to the north.</p> <p>b. Is site currently serviced by public transit? If not, what is the approximate distance to the nearest transit stop? Bus routes 7 and 9 on Washington. Nearest stop is in the middle of south property line with another to the west along the Perry Tech parking lot.</p> <p>c. How many parking spaces would the completed project have? Existing: 838. New: 16 How many would the project eliminate? None.</p>	
<p>d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). There will be a new private access drive from the north parking lot to the parking behind the proposed building.</p>	
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. The project is across Washington Avenue from the Yakima Airport but will have no known immediate use for such access.</p>	
<p>f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. Students for this program are already on the existing campus and use the existing parking lot so no change is anticipated.</p>	
<p>g. Proposed measures to reduce or control transportation impacts, if any: None.</p>	
<p>15. Public Services</p>	
<p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe: There would be a minor increase in need for police and fire protection as the current lot is only grass.</p>	
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed. Power, Gas, Water and Sanitary Sewer, Telecom and Refuse collection. All utilities are located adjacent to the site. Other than connecting to these services no additional activity is anticipated.</p>	
<p>16. Utilities</p>	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)		Space Reserved for Agency Comments
<p>a. Circle utilities currently available at the site: <u>electricity</u>, <u>natural gas</u>, <u>water</u>, <u>refuse service</u>, <u>telephone</u>, <u>sanitary sewer</u>, <u>septic system</u>, other.</p> <p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed. Power: Pacific Power Gas: Cascade Natural Gas Water and Sanitary Sewer: City of Yakima Telecom: Century Link Refuse collection: City of Yakima All utilities are located adjacent to the site. Other than connecting to these services, no additional activity is anticipated.</p>		
C. SIGNATURE (To be completed by the applicant.)		
<p>The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.</p>		
 Property Owner or Agent Signature		<p>4/27/14</p> Date Submitted
<p>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</p>		

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D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (DO NOT USE THE FOLLOWING FOR PROJECT ACTIONS)	Space Reserved For Agency Comments
<p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal or the types of activities that would likely result from the proposal and how it would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.</p>	
<p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Not Applicable</p>	
<p>Proposed measures to avoid or reduce such increases are: Not Applicable</p>	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life? Not Applicable</p>	
<p>Proposed measures to protect or conserve plants, animals, fish, or marine life are: Not Applicable</p>	
<p>3. How would the proposal be likely to deplete energy or natural resources? The building uses electricity as the primary power source.</p>	
<p>Proposed measures to protect or conserve energy and natural resources are: The Owner plans to install a photovoltaic panel array on the roof to offset energy use.</p>	
<p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? The project is not anticipated to adversely impact the adjacent Wide Hollow Creek. Surface drainage will be directed away from the creek.</p>	
<p>Proposed measures to protect such resources or to avoid or reduce impacts are: Not Applicable</p>	
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? Not Applicable</p>	
<p>Proposed measures to avoid or reduce shoreline and land use impacts are: Not Applicable</p>	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities? Not Applicable</p>	
<p>Proposed measures to reduce or respond to such demand(s) are: Not Applicable</p>	
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. Not Applicable</p>	

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COMMUNITY DEVELOPMENT

City of Yakima - Geographic Information Services

LAST_NAME: J M P

FIRST_NAME:
MIDDLE_NAME:

ORG_NAME: JIM PERRY INSTITUTE

SITUS_ADDR: S 16TH AVENUE WASHINGTON
SITUS_CITY: YAKIMA

SITUS_ZIP: 98903

MAILING_AD: 2011 W. WASHINGTON AVE.
MAILING_CI: YAKIMA

STATE: WA

ZIP_CODE: 98903

Acres: 13.30

MKT_LAND: \$1,154,200

WKT_INF

TCA: 333

TAX_YEAR: 2014

USE_CODE: 99 Other Undeveloped

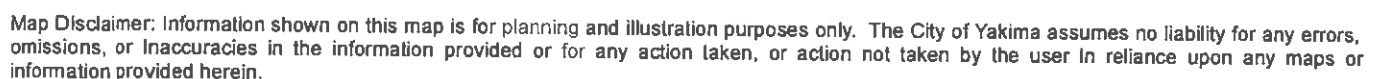
2017-01-17

[illegible]

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Contact City of Yakima Planning Division at 509-575-6183
City of Yakima - Geographic Information Services

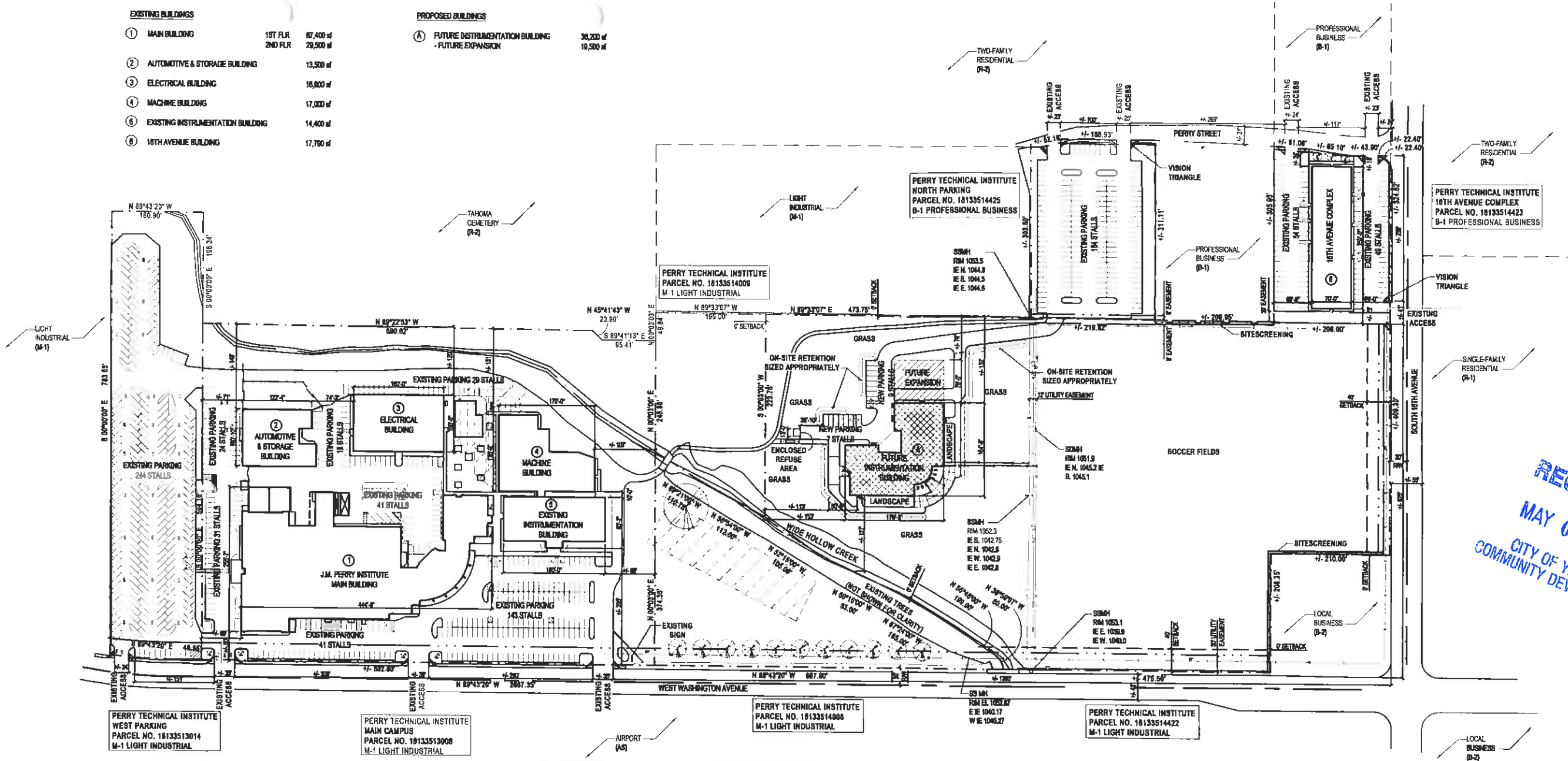


EXISTING BUILDINGS

① MAIN BUILDING	1ST FLR	67,400 sf
	2ND FLR	29,500 sf
② AUTOMOTIVE & STORAGE BUILDING		13,500 sf
③ ELECTRICAL BUILDING		16,000 sf
④ MACHINE BUILDING		17,000 sf
⑤ EXISTING INSTRUMENTATION BUILDING		14,400 sf
⑥ 18TH AVENUE BUILDING		17,700 sf

PROPOSED BUILDINGS

⑦ FUTURE INSTRUMENTATION BUILDING	36,200 sf
- FUTURE EXPANSION	19,500 sf



CAMPUS PLAN

SITE INFORMATION

CONTACT INFORMATION: PERRY TECHNICAL INSTITUTE - KAILA LOCKBEAM
2011 WEST WASHINGTON AVENUE
YAKIMA, WA 98903
(509) 453-0374 ext. 214

LOT INFORMATION: PARCEL NO. 18133514422
S 18TH AVENUE / WEST WASHINGTON AVENUE
M-1 = LIGHT INDUSTRIAL
SEE APPLICATION FOR LEGAL DESCRIPTION

PARKING CALCULATIONS (PER TABLE 6-1):

NEW INSTRUMENTATION BUILDING	
EXISTING CAMPUS BUILDINGS (175,500 SF/ 400 SF)	439 STALLS
NEW INSTRUMENTATION BUILDING (37,000 SF/ 400 SF)	93 STALLS
TOTAL STALLS REQUIRED	532 STALLS
TOTAL STALLS EXISTING	838 STALLS
NEW STALLS	18 STALLS
854 STALLS	

NEW INSTRUMENTATION BUILDING WITH FUTURE EXPANSION	
EXISTING CAMPUS BUILDINGS (175,500 SF/ 400 SF)	439 STALLS
NEW INSTRUMENTATION BUILDING (37,000 SF/ 400 SF)	93 STALLS
FUTURE EXPANSION (20,000 SF/ 400 SF)	50 STALLS
TOTAL STALLS REQUIRED	582 STALLS
TOTAL STALLS EXISTING	838 STALLS
NEW STALLS	18 STALLS
854 STALLS	

LOT COVERAGE:

LOT COVERAGE OF CAMPUS:

FOOTPRINTS OF EXISTING STRUCTURES	146,000 SF
NEW STRUCTURE FOOTPRINT	19,500 SF
EXISTING PAVED AREA	400,256 SF
PROPOSED PAVED AREA	32,526 SF
TOTAL IMPERVIOUS SURFACE	588,282 SF

LOT SIZE (CAMPUS)	1,488,028 SF
LOT COVERAGE (588,282 SF/ 1,488,028 SF) x 100	40%

LOT COVERAGE OF CAMPUS INCLUDING FUTURE EXPANSION:

FOOTPRINTS OF EXISTING STRUCTURES	146,000 SF
NEW STRUCTURE FOOTPRINTS	19,500 SF
FUTURE EXPANSION	6,722 SF
EXISTING PAVED AREA	400,256 SF
PROPOSED PAVED AREA	32,526 SF
TOTAL IMPERVIOUS SURFACE	605,004 SF

LOT SIZE (CAMPUS)	1,488,028 SF
LOT COVERAGE INCLUDING FUTURE EXPANSION (605,004 SF/ 1,488,028 SF) x 100	40.5%

PERMITTED LOT COVERAGE PER TABLE 5-1	M-1 LIGHT INDUSTRIAL	100%
	B-1 PROFESSIONAL BUSINESS	80%

LOT COVERAGE AT PROJECT PARCEL ONLY:

FOOTPRINTS OF EXISTING STRUCTURES	0 SF
NEW STRUCTURE FOOTPRINT	19,500 SF
EXISTING PAVED AREA	4,993 SF
PROPOSED PAVED AREA	32,526 SF
TOTAL IMPERVIOUS SURFACE	57,019 SF

LOT SIZE	577,170 SF
LOT COVERAGE (57,019 SF/ 577,170 SF)	10%

LOT COVERAGE AT PROJECT PARCEL ONLY INCLUDING FUTURE EXPANSION:

FOOTPRINTS OF EXISTING STRUCTURES	0 SF
NEW STRUCTURE FOOTPRINT	19,500 SF
FUTURE EXPANSION FOOTPRINT	6,722 SF
EXISTING PAVED AREA	4,993 SF
PROPOSED PAVED AREA	30,745 SF
TOTAL IMPERVIOUS SURFACE	61,960 SF

LOT SIZE	577,170 SF
LOT COVERAGE INCLUDING FUTURE EXPANSION (61,960 SF/ 577,170 SF)	11%

SITE PLAN 1" = 200'-0"

Perry Technical Institute

2011 W WASHINGTON AVENUE
YAKIMA, WASHINGTON



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COMMUNITY DEVELOPMENT

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